CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF DECEMBER 7, 2021

A meeting of the BZAZ will be held **Tuesday, DECEMBER 7, 2021, at 5:15 p.m.,** virtually via a Zoom Webinar. Register and access the meeting online at:

https://us02web.zoom.us/s/84632656340?pwd=VFcyNWQ0TkhWR0IrS2NLTmRzY2JCZz09

To access via phone, call 1 (301) 715-8592. Meeting ID# 846-3265-6340, then password 011921 The meeting will be recorded and livestreamed to the City of Charleston BZA-Z You Tube channel at: https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

PLEASE NOTE THE FOLLOWING UPDATES TO PUBLIC PARTICIPATION:

For all meetings going forward, the deadline to submit written comments is 12:00 PM the <u>day before</u> the meeting. The deadline to <u>sign up to speak is 12:00 PM the day of</u> the meeting. Written comments will be provided to the board 24 hours in advance of the meeting and will be acknowledged into the record. You are encouraged to sign up to speak if you would prefer for your full comments to be heard aloud.

Public Comment Instructions:

Use <u>one</u> of the following methods to submit written comments or sign up to speak at the meeting. Please provide your name, address, telephone number, meeting date, and project number.

- 1. Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
- 2. Call 843-724-3765; or
- 3. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St. Charleston, SC 29401

Comments must be received by 12:00 p.m., <u>Monday</u>, December 6, 2021. Requests to speak must be received by 12:00 p.m., Tuesday December 7, 2021.

The following applications will be considered.

- A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information call 724-3765.
- 1. REVIEW OF MINUTES OF THE NOVEMBER 2, 2021 BOARD MEETING
- 2. 194 JACKSON ST. (UNIT A) (EASTSIDE) (459-05-01-044)

Request variance from Sec. 54-317 to allow a wine bar (first flr) with 311sf of indoor patron use area and 112sf of outdoor patron use area (piazza), with days of operation Wednesday-Sunday and hours of operation 4pm to 10pm, without providing required parking spaces (5 spaces required).

Zoned GB

Owner: Silas Macrae-Smith Applicant: Jessica Vande Werken

B. New applications.

1. 7 CALHOUN ST. (458-01-02-064)

Request fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 100-unit accommodations use in a PUD (Planned Unit Development) zone district.

Owner: RB Charleston, LLC.

Applicant: Brian Hellman, Hellman & Yates, PA

2. 40-46 N MARKET ST. (458-05-03-035)

Request fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions and a variance granted from Sec. 54-306 to allow a 3-story building in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market, LLC. Applicant: Stephen Ramos, LS3P

3. 2 ANSON ST. (458-05-03-131)

Request fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market, LLC. Applicant: Stephen Ramos, LS3P

4. 4009 ALPHERETTA CT. (VILLAGE GREEN) (359-13-00-027)

Request variance from Village Green Planned Unit Development Master Plan to allow a 15x15' storage shed with 7'6" rear setback (10-ft required)

Zoned PUD

Owner and Applicant: Dean and Ann Shafer Von Tersch

5. 501 B KING ST. (RADCLIFFEBOROUGH) (460-12-02-086)

Request special exception under Sec. 54-317 to allow a retail use with 16 parking spaces (21 spaces required).

Zoned GB

Owner: Walters and Mason, Inc.

Applicant: Tara Romano, Neil Stevenson Architects

6. 98 ASHLEY AVE (HARLESTON VILLAGE) (457-03-01-070)

Request variance from Sec. 54-301 to allow an HVAC platform with a 0-ft north side and 0-ft rear setback (6-ft and 25-ft required).

Zoned STR

Owner: Allyson R. Roberts

Applicant: Linda Bennett, Artis Construction

7. 453 KING ST. (460-16-02-040) (RADCLIFFEBOROUGH)

Request special exception under Sec. 54-206 to allow a late night use bar/restaurant within 500-ft of a residentially zoned district.

Zoned GB

Owner: Midnight Run DBA Monza

Applicant: Synchronicity

8. 21 LYTTLETON ST. (BYRNES DOWNS) (421-02-00-058)

Request special exception under Sec. 54-110 to allow a one-story addition (playroom), deck and stairs that extend a non-conforming 5.7-ft west side setback (9-ft required). Zoned SR-2

Owner: 21 Lyttleton LLC Applicant: Roy F. Cole

9. 114 CANNON ST./219 ASHLEY AVE. (CANNONBOROUGH/ELLIOTTBOROUGH) (460-11-04-165)

Request special exception under Sec. 54-511 to restore and enlarge the historic commercial space at 114 Cannon St. and operate a restaurant without the required parking (maximum 13 spaces required).

Zoned LB

Owner: Tift Mitchell Applicant: Andrew Gould

10. 1596 SANFORD RD. (DUPONT STATION) (349-05-00-072)

Request variance from Sec. 54-301 to allow construction of an 8-ft fence and gate on side and rear property lines (6-ft limitation). Zoned SR-1

Owner: Shawn and Eloisa Dolan Applicant: Eloisa Dolan

11.44 CHURCH ST. (CHARLESTOWNE) (457-16-04-059)

Request a variance from Sec. 54-301 to allow construction of a new 74 sf garden shed with a 2-ft south side setback and 23.4-ft from front property line (9-ft and 60-ft required)

Zoned SR-4

Owner: Jeff Dorta and Jerry Bruno Applicant: Glen Gardner

12. 12 LINE ST. (EAST SIDE) (459-05-04-138)

Requesting use variance to allow a commercial use on the first floor of a residentially zoned property. Requesting special exception under Sec. 54- 317 to allow a dog grooming shop and a coffee shop with no off-street parking (11 parking spaces required)

Zoned DR-2F

Owner: Ztrain, LLC Applicant: John Sullivan, S. Arch + Studio

13. 1006 ASHLEY AVE (WAGENER TERRACE) (463-08-01-108)

Requesting a variance from Sec. 54-301 to allow construction of a screened porch addition with a 7.5-ft side setback (9-ft required).

Zoned SR-2

Owner and Applicant: Daniel Mullins

14. 15 BOYER CT. (EAST CENTRAL) (463-12-02-068)

Requesting a special exception under Sec. 54-301 to construct a single-family residence with a 1.5-ft rear setback, and 5-ft west side setback with a 10-ft total side setback (25-ft rear, 9-ft west side with a total of 15-ft required).

Zoned DR-1F
Owner and Applicant: Lawrence Green

For more information, contact the Zoning and Codes Division Office at 724-3781

In accordance with the American with Disabilities Act, people who need alternative formats, ASL

(American Sign Language) Interpretation or other accommodation please contact Janet Schumacher

At (843) 577-1389 or email to schumacheri@charleston-sc.gov three business days prior to the meeting.